



CHRISTOPHER HODGSON



# Tankerton, Whitstable

## 37 Bennells Avenue, Tankerton, Whitstable, Kent, CT5 2HL

Freehold

A substantial contemporary family home ideally situated in a highly desirable location within central Tankerton, less than 500m from Tankerton Slopes and seafront and within close proximity of shops and amenities on Tankerton Road. Whitstable station is less than a mile distant.

The property has been significantly extended and remodelled to provide bright and exceptionally spacious accommodation totalling approximately 3164 sq ft (294 sq m), and is arranged on the ground floor to provide an entrance porch, generous entrance hall, sitting room, living room, dining room, a large kitchen/breakfast room with casement doors opening to the garden, a utility room, study and a cloakroom.

The first floor comprises the principal bedroom suite with en-suite bathroom and dressing room, three further double bedrooms and two bathrooms, including a second en-suite shower room and a family bathroom. A balcony is accessible from the two largest bedrooms, which enjoy a Westerly aspect.

The rear garden has been thoughtfully landscaped to include a paved terrace and incorporates two garden studios and a workshop, which would suit a variety of uses.

A driveway to the front of the house provides off street parking for a number of vehicles.

### LOCATION

Bennells Avenue is situated in a much sought after Tankerton location, conveniently positioned for access to both Tankerton high street and Whitstable town centre. The property is within close proximity to Tankerton slopes, the seafront, shops, bus routes and other amenities. Whitstable mainline railway stations offer frequent services to London (Victoria) approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The popular town of Whitstable is approximately 1.4 miles distant with its bustling High Street providing a diverse range of shopping facilities including boutique shops, as well as fashionable restaurants, cafe bars, the harbour and recreational and leisure amenities. The A299 is accessible providing a dual carriageway link to the M2/A2 connecting motorway network.

### ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

### GROUND FLOOR

• Entrance Porch 7'5" x 6'4" (2.26m x 1.93m)

• Entrance Hall 18'1" x 17'5" (5.51m x 5.31m)

• Living Room 28'9" x 14'2" (8.76m x 4.33m)

• Sitting Room 19'7" x 17'9" (5.97m x 5.41m)

• Dining Room 22'8" x 9'9" (6.90m x 2.98m)

• Kitchen/Breakfast Room 26'10" x 12'0" (8.18m x 3.66m)

• Study 9'7" x 7'9" (2.92m x 2.36m)

• Utility Room 11'8" x 6'3" (3.55m x 1.90m)

### FIRST FLOOR

• Bedroom 1 18'4" x 14'2" (5.59m x 4.32m)

• Dressing Room 14'2" x 3'10" (4.31m x 1.17m)

• En-Suite Bathroom 10'6" x 7'6" (3.20m x 2.29m)

• Bedroom 2 19'3" x 14'2" (5.87m x 4.32m)

• En-Suite Shower Room 8'5" x 3'9" (2.57m x 1.14m)

• Bedroom 3 18'9" x 12'2" (5.72m x 3.71m)

• Bedroom 4 10'6" x 10'0" (3.20m x 3.05m)

• Bathroom 9'10" x 9'8" (3.00m x 2.95m)

### OUTSIDE

• Garden

• Garden Studio 15'3" x 10'10" (4.65m x 3.30m)

• Studio 10'10" x 10'8" (3.30m x 3.25m)

• Workshop 14'5" x 9'2" (4.39m x 2.79m)

### VIDEO TOUR

Please view the video tour for this property, and contact us to discuss arranging a viewing.















**Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS**

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### ENERGY PERFORMANCE CERTIFICATE

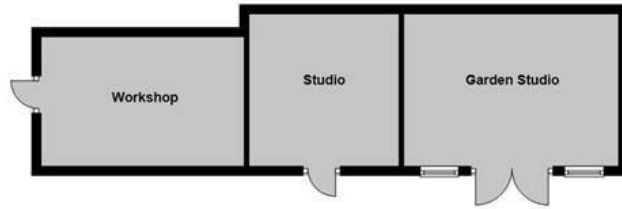
| Energy Efficiency Rating                    |  | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) <b>A</b>                          |  |         |           |
| (81-91) <b>B</b>                            |  |         |           |
| (69-80) <b>C</b>                            |  |         |           |
| (55-68) <b>D</b>                            |  |         |           |
| (39-54) <b>E</b>                            |  |         |           |
| (21-38) <b>F</b>                            |  |         |           |
| (1-20) <b>G</b>                             |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
|   |  | 77      | 81        |
| EU Directive 2002/91/EC                     |  |         |           |
| England & Wales                             |  |         |           |

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### Ground Floor

Main area: approx. 169.9 sq. metres (1828.7 sq. feet)  
Plus outbuildings: approx. 38.0 sq. metres (411.4 sq. feet)



Main area: Approx. 294.0 sq. metres (3164.4 sq. feet)  
Plus outbuildings: approx. 39.0 sq. metres (419.4 sq. feet)

### First Floor

Approx. 124.1 sq. metres (1335.7 sq. feet)







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